

# City of Bothell

## Notice of Application

**Issue date:** January 11, 2017

**End of comment period** 5:00 PM on February 1, 2017

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: SEPA Determination.

**Applicant/Agent:** Pulte Homes of Washington / Scott Borgeson  
3535 Factoria Blvd SE, #110  
Bellevue, WA 98006  
425-216-3426

**Hearing information, if applicable:** Not applicable unless appealed

**Project case number:** SUB2016-9473; CAPR2016-08908; GRAR2016-09433;  
SEP2016-08909.

**Project name:** *Bothell Townhomes*

**Project location:** The project is located to the rear (west) of the Country Village shopping center on a portion of property once part of Country Village (overflow gravel parking areas, former miniature golf area). The project proposes to take access from 240<sup>th</sup> Street SE via two separate driveways located on property identified as 425 and 511 240<sup>th</sup> Street SE.

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**Project description:** The applicant's propose 98 townhome dwelling units in 21 multi-family buildings. The project proposes to subdivide the property under the General Binding Site Plan (GSP) methodology pursuant to BMC Chapter 15.12. This chapter provides for an optional method for the division for lease or sale of commercial or industrial [zoned] property, condominiums and mobile home parks through the use of a binding site plan as provided for in Chapter 58.17 RCW. This method may be employed as an alternative to the subdivision and short subdivision procedures in this title when consistent with this chapter. The overall process for approving a binding site plan is a two-step process in which general binding site plan approval is obtained first, and specific binding site plan approval is obtained second. GBSP's are Type II permit applications and decisions regarding their consistency with applicable code standards are administrative. A public hearing is not required unless the final decision is appealed.

The buildings range in size from 3-unit structures to 6-unit structures. The buildings are proposed to be 3 stories with a maximum height of 35 feet with rear entry "alley" garages and front door "courtyards" for resident access.

The site design includes daylighting and restoring the environs of an unnamed creek that enters the property from the west, creating a riparian (stream) corridor extending along the west and south sides of the property before flowing off-site in the southeast corner off the property (the creek's natural exit point).

The project proposes 2 driveway access points on 240<sup>th</sup> Street SE. One, on the 511 240<sup>th</sup> Street SE property, is proposed as a restricted right-turn-in, right-turn-out driveway to minimize conflicts with the 7<sup>th</sup> Ave SE intersection signal. The other, on the 425 240<sup>th</sup> Street SE property, is proposed to be a full function driveway (all turning movements allowed).

**Other permit applications pending with this application:** Critical areas alteration, grading and utility construction.

**Other permits approved or required, but not included with this application:** Building permits for structures.

**Special studies requested of the applicant at this time (RCW 36.70B.070):** Traffic analysis, critical area report, geotechnical report.

**Existing documents that evaluate the impacts of the proposed project:** Critical areas report; environmental checklist.

**Application(s) received:** August 26 (SEPA), August 29 (Critical Areas Alteration), November 23 (Grading), December 14 (General Binding Site Plan) 2016.

**Date application deemed complete:** December 14, 2016

**Vesting Statement:**

This suite of permit applications vests the project to regulations governing the subdividing of property; alteration and restoration of critical areas and grading, stormwater and utility development actions and no others as of December 14, 2016. The project is not yet vested to any other applicable regulations including but not limited to building code regulations. Vesting to those other regulations can only occur when complete applications for those proposals are received by the City.

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.










Every person has the right to comment on this project by submitting those comments in writing to Jeff Smith, Senior Planner at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.

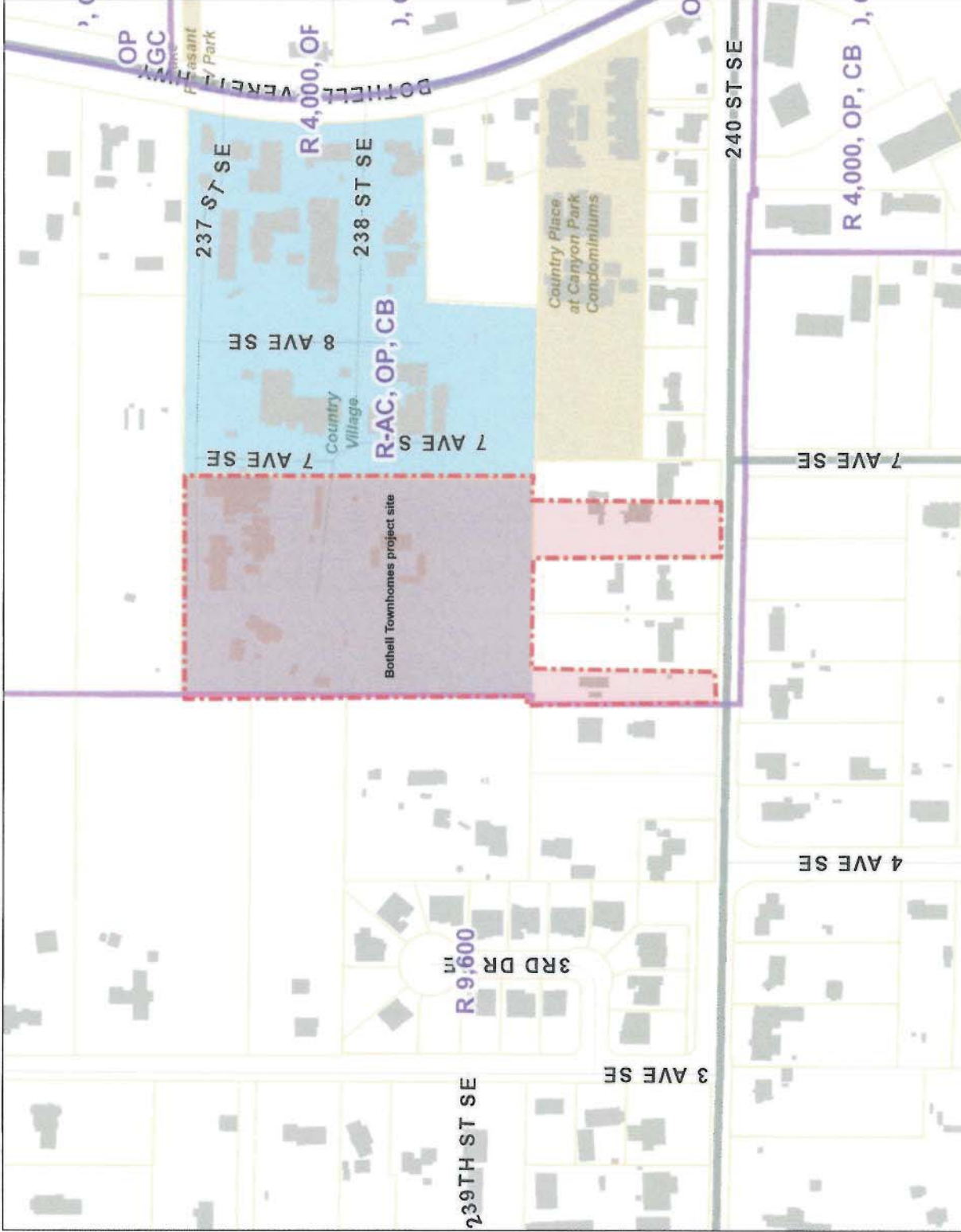
# Bothell Townhomes Vicinity Map

City of Bothell   (Staff Use)

## Legend

-  Zoning
-  Buildings
-  Bothell City Limits
-  Local Government
-  Public Services
-  School
-  Business
-  Mobile/Multi-Family
-  Golf Course

## Notes



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.



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